PLATON
PROPERTIES

AGIOS THEODOROS · CYPRUS

Platon Villas

Thirteen contemporary villas, each with a private pool and garden, between the sea and the hills.

13 VILLAS	3–4 BEDROOMS
120–125 M² HOMES	2 min WALK TO THE BEACH



Contemporary villas, in harmony with nature.

Clean lines, natural stone and wide glazing, set on landscaped private plots. Every villa has its own pool, and rooftop solar panels help keep running costs low.



PRIVATE POOL AND GARDEN

CREATED FOR THOSE WHO VALUE

01 Privacy

Only thirteen villas, each on its own plot of 307–638 m².

02 Space

A private pool, a landscaped garden and generous covered verandas.

03 Lifestyle

Padel courts and a park on site, and the beach a two-minute walk away.

LOCATION

Two minutes' walk to the beach.

In Agios Theodoros, on a quiet stretch of coast near Pentaschoinos: just cross the coastal road and you are on the beach. Zygi, with its fish taverns and marina, is a few minutes away. Limassol and Larnaca Airport are both within easy reach.

BY CAR

Zygi Marina	14 min
Larnaca Airport	31 min · 26 km
Four Seasons Hotel	31 min
Germasogeia · Dasoudi	38 min
Molos promenade	46 min
Old Port	48 min
Limassol Marina	51 min
Old Town & Castle	51 min
Paphos Airport	76 min · 101 km

Approximate drive times in normal traffic, via Google Maps.



A private community of thirteen.

The villas line a single landscaped street. Two padel courts sit beside the main entrance, and a park with a children's playground and its own pedestrian entrance crowns the site.

13 VILLAS IN FOUR TYPES	307–638 M² PRIVATE PLOTS
3 BATHROOMS PER VILLA	2 PARKING SPACES EACH
2 PADEL COURTS	1 PARK & PLAYGROUND



SITE PLAN · INDICATIVE



Clean lines, natural stone.

Crisp white volumes are paired with hand-laid stone, timber tones and decorative lattice screens. Large aluminium-framed glazing and glass balustrades open every villa to the light and the garden.

MATERIALS

Façade	White render, textured plaster
Feature walls	Hand-laid natural stone
Screens	Decorative lattice blocks
Glazing	Aluminium frames, glass balustrades
Shade	Metal pergolas over terraces

STREET FAÇADES



PLATON VILLAS · AGIOS THEODOROS

Between the sea and the hills.

OUTDOOR LIVING

Your private resort, at home.

Every villa has its own swimming pool, a landscaped garden and covered verandas that carry the living space outdoors: shade, sun and privacy, steps from your door.

Private pool

3 × 6 m or 4 × 8 m, for every villa

Covered veranda

From 24 to 86 m² of shaded living

Private garden

Landscaped plots of 307–638 m²



SHARED AMENITIES

Padel, play and a quiet street.

Sport, play and greenery are part of everyday life here, shared by a small community of neighbours.

Two padel courts

On site, beside the main entrance

Park & playground

Landscaped, with its own pedestrian entrance

Residents' street

Planted, lit and shared by thirteen homes



PADEL COURTS





RESIDENTS' STREET · COURTS

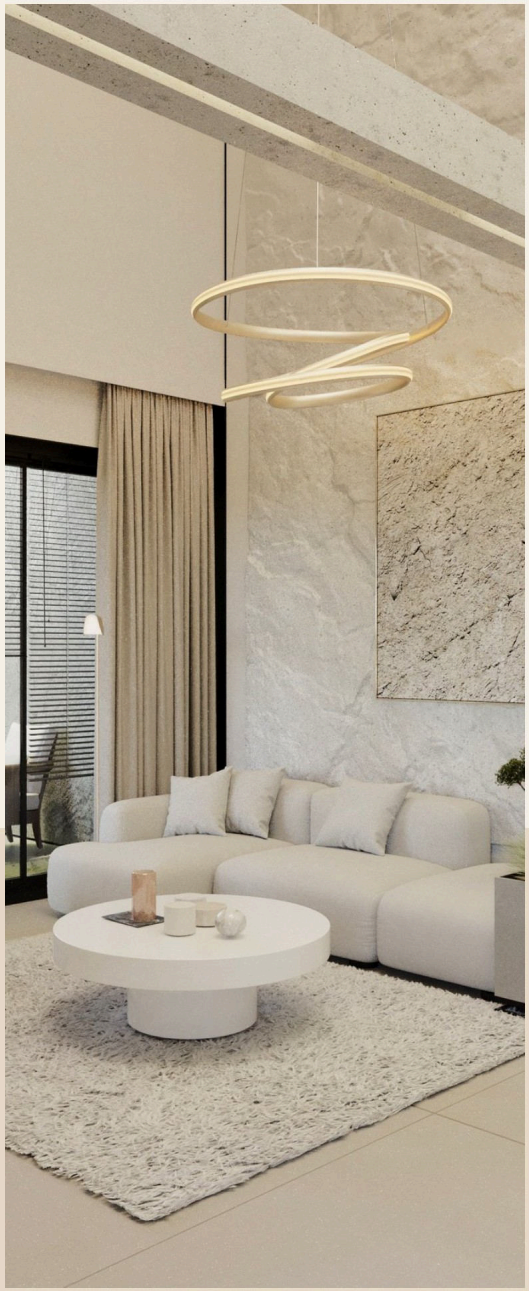
INTERIORS · LIVING

Double-height living, filled with light.

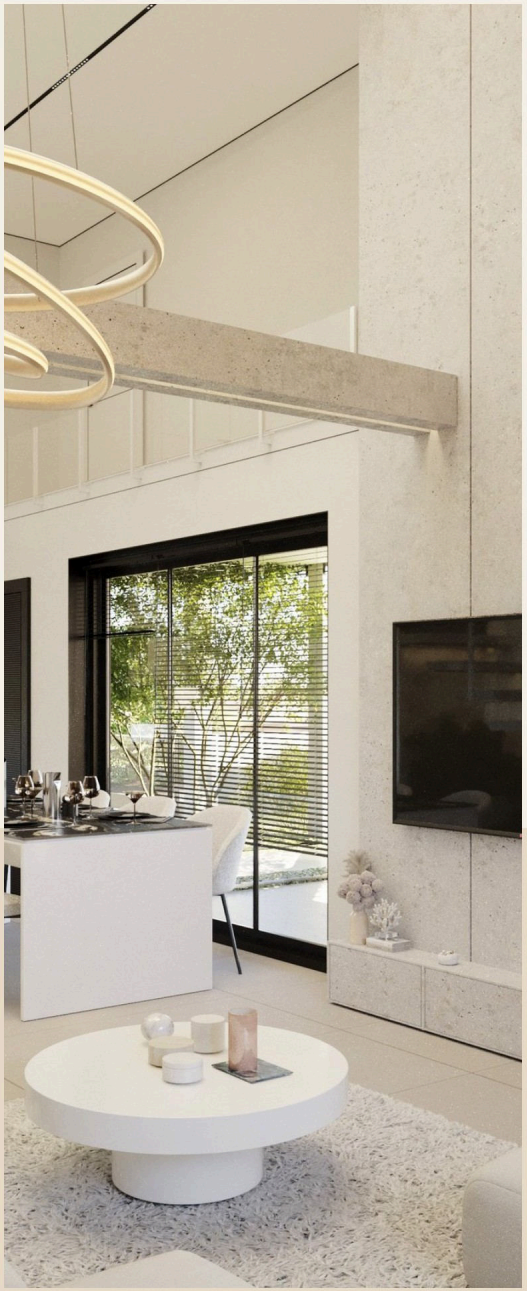
In the two-storey villas, a soaring living room with a floating stone staircase and an indoor garden flows into the dining area and kitchen.



STAIRCASE AND INDOOR GARDEN



LIVING



DINING

A kitchen made for gathering.

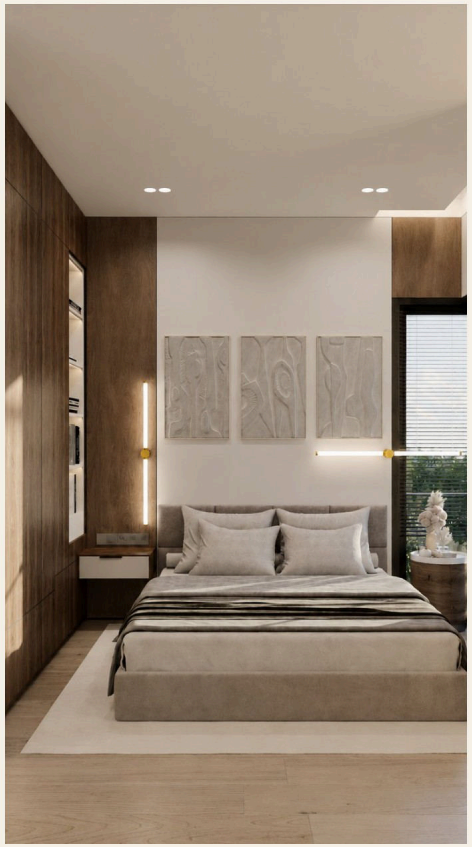
Soft stone tones, handle-less cabinetry and glass-fronted wall units with concealed lighting, around an island made for casual meals.

Cabinetry	Handle-less, fluted fronts
Wall units	Glass-fronted, backlit
Lighting	Concealed LED
Island	Breakfast-bar seating



Bedrooms, in two palettes.

Warm walnut or light ivory. Interior customisation is available for early reservations.

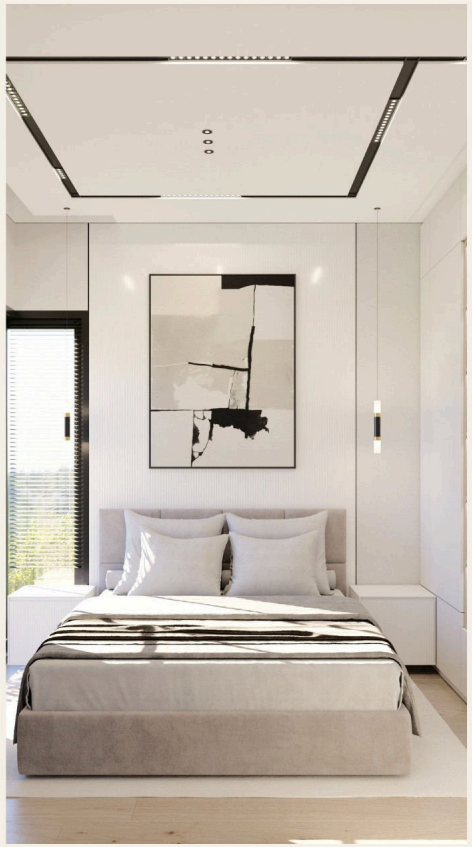




Walnut

Dark wood panelling, brass accents





Ivory

White joinery, oak shelving

Interiors are design visualisations.

Everything considered, nothing overlooked.



Specification may be refined during construction; the final specification is set out in the sales contract.

Energy & comfort

- Rooftop photovoltaic panels
- Solar water heating
- Air conditioning

Architecture

- Natural stone cladding
- Aluminium-framed glazing
- Glass balustrades
- Metal pergolas

Outdoor

- Private swimming pool
- Landscaped private garden
- Covered and open verandas
- Two parking spaces

Interiors

- Three bathrooms in every villa
- Open-plan living and kitchen
- Built-in wardrobes

Community

- Two padel courts
- Park and children's playground
- Separate pedestrian entrance

With you at every step

- Viewings on site or remotely
- Mortgage support via partner banks
- Property management after handover



Four villa types.

Two-storey and single-storey layouts. Every villa has three bathrooms, a private pool and two parking spaces.

	Type A	Type B	Type C	Type D
Layout	Two storeys	Two storeys	Single storey	Single storey
Home	120 m²	120 m²	125 m²	125 m²
Bedrooms · baths	3 · 3	3 · 3	4 · 3	3 · 3
Covered veranda	86 m²	80 m²	24 m²	35 m²
Open veranda	34–64 m²	38–60 m²	70 m²	54–67 m²
Private plot	307–372 m²	398–490 m²	538 m²	539–638 m²
Private pool	3 × 6 / 4 × 8 m	3 × 6 / 4 × 8 m	4 × 8 m	4 × 8 m
Villas	No. 9–13	No. 1–4	No. 5	No. 6–8
From	€559,000	€590,000	Sold out	Sold out

Prices exclude VAT and Land Registry transfer fees. Areas are approximate.

TYPE A · TWO STOREYS

120 m²

Three bedrooms · 86 m² covered veranda

Bedrooms · bathrooms	3 · 3
Home	120 m²
Covered veranda	86 m²
Open veranda	34–64 m²
Plot	307–372 m²
Private pool	3 × 6 m · 4 × 8 m
Parking	2
Villas	No. 9–13
From	€559,000



TOP: FIRST FLOOR · BOTTOM: GROUND FLOOR · INDICATIVE

TYPE B · TWO STOREYS

120 m²

Three bedrooms · 80 m² covered veranda

Bedrooms · bathrooms	3 · 3
Home	120 m²
Covered veranda	80 m²
Open veranda	38–60 m²
Plot	398–490 m²
Private pool	3 × 6 m · 4 × 8 m
Parking	2
Villas	No. 1–4
From	€590,000



LEFT: GROUND FLOOR · RIGHT: FIRST FLOOR · INDICATIVE

Single-storey living, all on one level.



Type C

SOLD OUT

Home	125 m²
Bedrooms · baths	4 · 3
Covered veranda	24 m²
Open veranda	70 m²
Plot	538 m²
Pool	4 × 8 m
Villa	No. 5



Type D

SOLD OUT

Home	125 m²
Bedrooms · baths	3 · 3
Covered veranda	35 m²
Open veranda	54–67 m²
Plot	539–638 m²
Pool	4 × 8 m
Villas	No. 6–8

Plans are indicative. All single-storey villas are sold.

Flexible payments, tailored to you.

Every buyer's circumstances are different. Payments are made in instalments as construction progresses, and we are happy to build a schedule around your needs.

1 **Reserve**
Choose your villa and secure it with a reservation.

2 **Sign**
Sales contract signed and lodged with the Land Registry for your protection.

3 **Pay in instalments**
A flexible schedule during construction, agreed individually with each client.

CYPRUS PERMANENT RESIDENCY

Every villa meets the €300,000 (+ VAT) threshold · proven annual income from €50,000 · covers the whole family · no obligation to relocate. Subject to the programme's criteria.

TIMELINE

From groundbreaking to your keys.

● TO BE ANNOUNCED

Construction begins

Works start on site in Agios Theodoros.

○ 2029

Completion and handover

Your finished villa, ready to enjoy.

ABOUT THE DEVELOPER

Platon Properties.

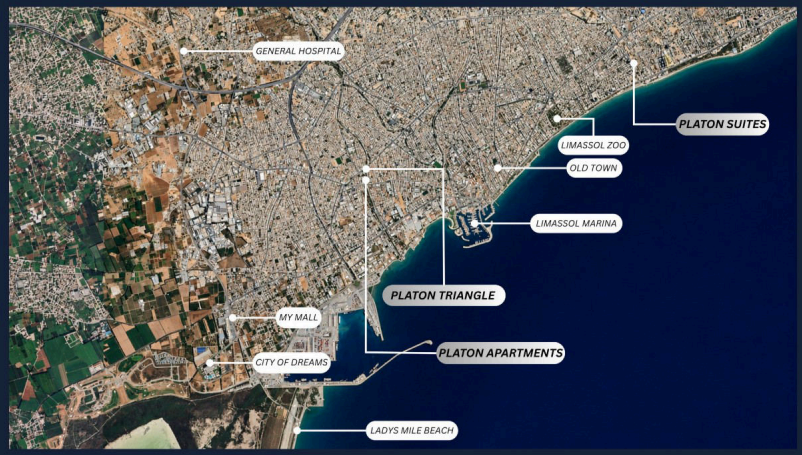
Platon Properties is a Cyprus developer of boutique residential projects in Neapolis and Agios Ioannis in Limassol, and in Agios Theodoros near Zygi. Our portfolio combines modern minimalism, high energy efficiency and harmony with nature, for families, professionals and investors who value aesthetics, privacy and quality of life.

4	32	3
PROJECTS	RESIDENCES	LOCATIONS

WITH YOU AT EVERY STEP

- Viewings on site or remotely
- Interior customisation for early reservations
- Mortgage support through partner banks
- Property management and maintenance after handover

Four boutique projects in Cyprus.



Platon Suites	Neapolis · 10 residences
Platon Apartments	Agios Ioannis · 5 residences
Platon Triangle	Agios Ioannis · 4 residences
Platon Villas	Agios Theodoros · 13 villas

platonproperties.com

IN CLOSING

PLATON
PROPERTIES

A home to live in, and a place to come back to.

Platon Villas brings modern architecture, private outdoor living and a calm coastal setting together in one small community. We would be delighted to show you around and to reserve the villa that suits you best.

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B & I PLATON PROPERTIES LTD · LIMASSOL, CYPRUS

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